



Town of Wyoming
Council Meeting Minutes
Wyoming Municipal Building
August 14, 2017, 7:30 P.M.

REGULAR TOWN COUNCIL MEETING

CALL TO ORDER – Mayor Rife called the Meeting to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE – Mayor Dale Rife

MOMENT OF SILENCE – for our Troops – Mayor Dale Rife

ROLL CALL

Council attending: Mayor, Dale Rife; Vice-Mayor, Doug Denison; Treasurer, Kyle Dixon; Secretary; David Reed; and Councilperson Jonny Johnson

Staff attending: Laura Connor, Town Clerk; Chief Martin Willey; Lieutenant Charles Groce and Richard Snyder, Building Inspector

Audience attending: Joyce Stocklager; Ernie Piazza; Donna Mason; Sheryl Ford; Don Pommell; Seth Greenberg; Kevin Gibbs; Mike Marasco; and Frank DiMondi

PUBLIC COMMENTS

- Mr. Pommell questioned if any Council motions are made on the agenda item regarding the R1 to R2 rezoning final. Mayor Rife stated that any Council motions are final. Mr. Pommell also stated that the P&Z minutes that that recommendation references are not yet approved by the P&Z Committee.
- Mr. DiMondi clarified if he would have the opportunity to present later in the meeting. Mayor Rife responded with yes.
- Ms. Ford wanted to inquire about some issues happening around town, but Chief Willey was not yet present and should be attending shortly.

ADOPTION OF AGENDA

Mr. Denison moved with second by Mr. Dixon to adopt the agenda as presented. Mayor Rife, Mr. Dixon, Mr. Denison, Mr. Reed, Mr. Johnson. Aye. None Opposed. Motion carried.

ANNOUNCEMENTS – GOOD NEWS – MAYOR’S REPORT

- Mayor Rife stated that she attended the Eagle Scout presentation for Bailey Hale and indicated that it was very impressive and she was honored to be invited.
- Mayor Rife mentioned that the Peach Festival was a great success with great weather and everyone seemed to have a great time. Donna Mason is present and will provide a detailed report later in the meeting.
- Mayor Rife stated that there is documentation in everyone’s packets regarding the Boys and Girls Club “After-School and Summer Food Programs Celebration” and asked if anyone was available to attend the ceremony to contact Town Hall to make arrangements.
- She provided an updated on the Maintenance Building and indicated that we are close to moving in and the delay is due to the new springs for the bay door having to be ordered by Delmarva Pole Building.

PEACH FESTIVAL

- Mayor Rife asked if Donna Mason would like to go ahead and provide her report on the Peach Festival
- Ms. Mason indicated that there was a smaller parade than usual due to it not being an election year. She also indicated that there were some challenges with the parade line up because of the construction at the Middle School. There were 143 vendors and crafters that included additional activities for children. Ms. Mason stated that there was a great turnout for Maddie Parker and she was a great addition to the entertainment. Ms. Mason mentioned that the Peach Festival Committee is in need of more volunteers and any help would be appreciated.

CORRESPONDENCE

- Correspondence is available in Town Hall for anyone interested.

ADOPTION OF PREVIOUS MEETING MINUTES

The following minutes were presented:

- July 18, 2017, Town Council Meeting

Mr. Denison moved with a second by Mr. Dixon to approve the July 18, 2017, Council minutes as presented. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, Aye. None Opposed. Mr. Johnson not voting since he was not a member of council for the entire meeting. Motion carried

- July 18, 2017, Executive Session

Mr. Denison moved with a second by Mr. Dixon to approve the July 18, 2017, Executive Session minutes as presented. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, Mr. Johnson, Aye. None Opposed. Motion carried

- July 28, 2017, Special Meeting

Mr. Johnson moved with a second by Mr. Reed to approve the June 5, 2017, Special Meeting minutes as presented. Mayor Rife, Mr. Reed, and Mr. Johnson Aye. None Opposed. Mr. Denison and Mr. Dixon not voting since they were not present during the meeting. Motion carried.

NEW BUSINESS

- P & Z recommendation to not rezone five (5) properties from R1 to R2 on N. Caesar Rodney Avenue, Old North Road and Center Street
 - A summary was provided of the meeting held at 6:30 p.m. on July 26, 2017. It was stated that all five (5) parcels would be combined and acted on as one; the recommendation from P&Z is for all parcels to remain at R1; the initial intent was to build apartments but there was not a good response; changes in the Land Use are to be addressed so apartments are not allowed because to date apartments are allowed in R2 zoning.
 - Mr. DiMondi provided clarification and stated that he was not provided an opportunity to present before the P&Z motion was made. (It is noted that Mr. DiMondi was not in attendance at the P&Z 6:30 meeting at which time the motion to Council was discussed and made.) He stated that his family has been in the area a long time and is involved with the Buffalo Stampede and used to assist in plowing the streets and sidewalks. He provided details on his proposed project that referenced the target audience, traffic concerns, and the results from DelDOT that indicate that it would be a low-impact traffic study. Mr. DiMondi stated that it is noted that some residents are already parking on Center Street and his proposed project would allow four (4) vehicles to park at each residence. He provided handouts that reference Wynsome Knoll, School View Crossing, Active Comps and Sold Comps. Mr. DiMondi mentioned that the proposed townhomes could sell at a higher price versus recently sold single family homes. He emphasized that he is not planning on building apartments. Mr. Denison clarified the density stated in the Land Use and Development Code. Mr. DiMondi asked when a final decision will be made since it seems that there is always something blocking the progress. Mr. Denison agreed that it has been a long time to come to a final decision. Mayor Rife asked P&Z members present how long the process would take. Mr. Pommell clarified that action will be taken at next P&Z meeting. Mr. Piazza stated that P&Z have made progress especially with the recent workshop that was held. Mayor Rife recommended that this process be sent back to P&Z for clarification. Mrs. Connor read the motion presented by P&Z for clarification. Mr. Denison recommended not to re-zone from R1 to R2. Mr. Dixon stated that a decision needs to be made – no matter what the outcome. Mr. Johnson asked why we couldn't proceed with the rezoning to R2 since a Developmental Plan would still need to be approved. Mr. Pommell agreed that the recommendation was determined before Mr. DiMondi had a chance to present during the Public Hearing. Discussion ensued. Mr. Denison stated that a clear decision should be made sooner than later and clarified that no actions can be taken on the commercial property until the Future Zoning map is updated. Mr. DiMondi stated that he has presented the amendment to the Comprehensive Plan (that includes the future zoning map) to PLUS and received their response.

Mr. Denison moved with a second from Mr. Dixon to concur with Planning & Zoning recommendation to not to rezone and to remain as R1 but will not prejudge any R1 requests and any changes to the Land Use and Development Code. Mr. Reed and Mr. Johnson Opposed. Mayor Rife not voting. Motion died.

Mr. Denison moved with a second from Mr. Dixon to concur with Planning & Zoning recommendation to not to rezone and to remain as R1 but will not prejudge any R1 requests and any changes to the Land Use and Development Code. Mayor Rife clarified and added “any future properties”. Mr. Reed, Aye. Mr. Johnson Opposed. Mayor Rife not voting. Motion carried.

- Maintenance Position opening status
 - Mayor Rife provided a status of the Maintenance Position and stated that there were 12 applicants for the position. (Since this meeting it was determined that there were only 11 applicants – one person faxed and emailed the same submission)
- American Cancer Society Harvest Hustle 5K Sponsorship
 - Mrs. Connor stated that sponsorship has been done in the past for the Silver Package of \$100.00

Mr. Dixon moved with a second from Mr. Denison to approve the Silver Package of \$100 for sponsorship with the American Cancer Society Harvest Hustle 5K Race. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed and Mr. Johnson, Aye. None Opposed. Motion carried.

- Updated Applications/Licenses/Forms
 - Mrs. Connor presented the following updated applications/licenses/forms for review and approval: Business License, Building Permit, New Construction Building Permit, and Park Reservation

Mr. Denison moved with a second from Mr. Dixon to approve the applications/licenses/forms as presented. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, and Mr. Johnson, Aye. None Opposed. Motion carried.

- First Reading of Amendment to Ordinance #9-11
 - Mrs. Connor read the summary associated with the Amendment to Ordinance #9-11. Mr. Denison suggested that we do some public outreach to communicate and post in the Delaware State News and Dover Post.

UNFINISHED BUSINESS

- 24 S. Mechanic Street
 - Mr. Harmen is very interested in buying this property. He has verified that there are a couple of leans with CWSWA, taxes and code enforcement that need to be taken care of before purchasing the property.
- 46 S. Mechanic Street
 - The contact with Carrington (mortgage company) has been very effective. They are in the process of obtaining three (3) bids to repair/demolish and will provide statuses when available.

TREASURER’S REPORT

- Mr. Dixon presented Balances and Check Register for July for Council to review. The Profit and Loss reports are not yet available because the new numbering and budget

information was not yet completed due to the tremendous amount of taxes received and being entered.

Mr. Reed moved with a second from Mr. Johnson to approve the reports presented. subject to audit. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, and Mr. Johnson, Aye. None opposed. Motion carried.

POLICE REPORT

- Chief Martin Willey presented report for July
- He indicated that the criminal arrests on the report were domestic disputes
- Sheryl Ford questioned Chief Willey about several issues of concern that were happening around town. Chief Willey responded with he had no reports within the Town except for a theft that occurred the other night. He stated that there were a couple of minor issues in Wynsome Knolls. Ms. Ford clarified that she was concerned with an issue on Meadow Avenue. Chief Willey stated that he was not aware, but he would look into it.
- Chief Willey provided an update on the new hire for the police department. PT, written and oral boards were completed with the background and Chief interviews to follow.
- Chief Willey stated that there was a great turnout of 400-500 people for National Night Out. Mr. Denison acknowledged Mike Marasco for his help with the event. Mr. Marasco stated that Wyoming's event was more family oriented than Dover's event and he received great support from Camden Wyoming Market.

FIRE COMPANY REPORT

- No one was in attendance to give a report

C/W SEWER & WATER REPORT

- No one was in attendance to give a report. It was stated that CWSWA was still in limbo with the pending lawsuit.

BUILDING INSPECTOR REPORT

- Mr. Snyder presented July reports
- He indicated that there have been a couple more contractors caught working without permits.
- Mr. Lamb requested a 6-month extension on permits 1707 and 1708 because all they are waiting for is a buyer to select the finishing touches and then a closing can be completed.

Mr. Denison moved with a second from Mr. Dixon to approve the 6-month extension to January 2018 on permits 1707 and 1708. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, and Mr. Johnson, Aye. None opposed. Motion carried.

PARK/STREET REPORT

- Mr. Reed stated that there are no issues with street lights at this time
- He also stated that it has been noticed that there are two (2) areas of roadway that are holding rain
- There is still a challenge with visitors driving into the park and he suggested installing a white vinyl fence with a farm gate. Gate would be placed at the current driveway location. It is anticipated to cost \$2,500 for all materials.

Mr. Denison moved with a second from Mr. Johnson to proceed with the park project as presented. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, and Mr. Johnson, Aye. None opposed. Motion carried.

- Mr. Reed asked if we could have an arborist look at two (2) trees at the park that may have a disease. Mrs. Connor indicated that she would contact them.
- Mrs. Mason asked if we could plan new trees by the new fence near the train platform. Mr. Reed indicated that he would look into it. It may be an option to use canopies at next year's Peach Festival to provide additional shade.

ANNEXATION

- None

BOARD OF ADJUSTMENTS

- None

CALENDAR OF EVENTS – Tentative schedule of meetings. Please check with Town Hall for any changes or cancellations.

- Planning & Zoning Meeting, 08/23/17, 7:30 p.m., Municipal Building
- Town Council Meeting – 09/11/17, 7:30 p.m., Municipal Building
- CWSWA, 09/12/17, 7:00 p.m., CWSWA Office

PUBLIC COMMENTS

- Mrs. Ford commented that school is starting soon and for everyone to take note of the change in the new start times depending on the school attending.

COUNCIL COMMENTS

- None

Council took a break at 9:30 p.m.

Mr. Denison moved and was seconded by Mr. Johnson to move into Executive Session at 9:40 p.m. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, and Mr. Johnson, Aye. None opposed. Motion carried.

Council returned to regular session at 10:48 p.m.

Mr. Denison moved and was seconded by Mr. Dixon to move from Executive Session back to Regular Session at 10:48 p.m. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, and Mr. Johnson, Aye. None opposed. Motion carried.

Mr. Denison moved and was seconded by Mr. Dixon approve the starting salary of \$32,000 for the new police officer with a potential raise after FTO evaluation period. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, and Mr. Johnson, Aye. None opposed. Motion carried.

Mr. Denison moved and was seconded by Mr. Dixon to accept the bid presented from Jerry's paving for the Maintenance Building area. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, and Mr. Johnson, Aye. None opposed. Motion carried.

Mr. Denison moved and was seconded by Mr. Dixon to accept the resignation from Susan Savage effective Wednesday, August 16, 2017. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, and Mr. Johnson, Aye. None opposed. Motion carried.

Mr. Denison moved with a second by Mr. Dixon to adjourn the meeting. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, Mr. Johnson, Aye. None opposed. Motion carried.

The meeting adjourned at 10:51 p.m.

Laura Connor
Town Clerk